

057.A

0002

0039.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

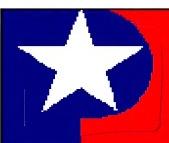
484,300 / 484,300

USE VALUE:

484,300 / 484,300

ASSESSED:

484,300 / 484,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		FOREST ST, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	484,300			484,300
Total Card	0.000	484,300			484,300
Total Parcel	0.000	484,300			484,300
Source:	Market Adj Cost		Total Value per SQ unit /Card:	553.49	/Parcel: 553.49

Legal Description

User Acct

281206

GIS Ref

GIS Ref

Insp Date

01/31/18

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 37677

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

OWNERSHIP	Unit #:	39A
Owner 1: SANTIAGO ADALBERTO		
Owner 2: BRIN ERIKA L		
Owner 3:		
Street 1: 39 FOREST ST UNIT 39A		
Street 2:		

Twn/Cty:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER
Owner 1: TASSIS FEDERICA /TRUSTEE -
Owner 2: QUORA NOMINEE TRUST -
Street 1: 290 LEXINGTON ST
Twn/Cty: WALTHAM
St/Prov: MA
Postal: 02452

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 875 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
4/5/2018 363 Heat App 9,400 C
2/28/2018 223 Rep.Chim 42,000 C
2/6/2018 135 Inter-De 4,900 C

ACTIVITY INFORMATION
Date Result By Name
1/31/2018 Measured PT Paul T
1/31/2018 SQ Returned MM Mary M
4/26/2007 External Ins BR B Rossignol

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
102 Condo 0 Sq. Ft. Site 0 0. 0.00 7815
G8 1.

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CND

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			SUBDIVISION 7/98.											
Sty Ht: 0 - 1 St condo				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1											
Color: TAN				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDO INFORMATION				Lvl 2											
Year Blt: 1910	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict: G8	Fact: .			Floor: 1 - 1st Floor				Totals				RMs: 5	BRs: 2	Baths: 1	HB				
Const Mod:				% Own: 25.00000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:	1	5	2								
Sec Int Wall:	%			Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:	%			Total:	4.6 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 305.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002				General:											
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals	1	5	2								
Insulation: 2 - Typical				Adj \$ / SQ: 411.709															
Int vs Ext: S				Other Features: 62808															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.20000005															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 507664															
% Com Wal	% Sprinkled			Depreciation: 23353															
				Deprecated Total: 484312															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 057.A-0002-0039.A												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			